



United States Department of the Interior

NATIONAL PARK SERVICE
Fire Island National Seashore
120 Laurel Street
Patchogue, NY 11772

Review and Comments on Building/Zoning Permit Application

Applicant(s):

Agent: Michelle Quatralo

Owner: Cherry Grove Community Association

Tax Map #:

986.20-3.21

Application No.:

AMENDED Case #33 on 8/13/2014

Zoning Authority:

Brookhaven

Community:

Cherry Grove

Object (Yes/No):

Yes

If Objection status is "Yes", property will be subject to the condemnation authority of the Secretary of the Interior, if built as proposed, or previously built with or without permits beyond allowable standards.

Reason for Objection: 36 CFR Part 28.12(d)

Objection Type:

Exceeds 35% maximum lot occupancy

Comments:

The Seashore objects to the setback and lot occupancy variances requested for the proposed work, as described herein, thereby rendering the property ineligible to qualify for a Certificate of Suspension from Federal Condemnation. Per the application provided, the proposed lot occupancy of the nonconforming development will slightly increase to 68.8%. This is inconsistent with Federal Zoning Standard, 36 CFR 28.11(b) Change in Nonconforming uses - "No nonconforming development or use may be altered, intensified, enlarged, extended, or moved except to bring the use or structure into conformity with the approved local zoning ordinance." However, given that this community house provides a significant public service to Cherry Grove, we feel that the proposed minor changes will not have an adverse impact on park resources.

Review of this application for construction or variance request within the Fire Island National Seashore is made in accordance with 36 C.F.R. Part 28, Federal Zoning Standards for Fire Island National Seashore.

[Signature]

Superintendent

8/12/2014

Date

ACTING